Cameron Station Community Association  
Financial Advisory Committee Meeting  
Wednesday, October 19, 2016 at 7:00pm  
Henderson Room

MEETING MINUTES

1. Call to Order  
   a. The meeting was called to order at 7:05 pm.  
   b. Members Present: Chairman Jeff Gathers, Mahl Avila, Tim McLaughlin, and Bryan Schneider.  
   c. Members Absent: Kyle Bateman, Aldo D'Ottavio and Ted Pickett

2. Approval of Agenda  
   a. The agenda was approved unanimously.

3. Approval of Minutes  
   a. The September 14, 2016 minutes were approved unanimously.

4. Resident Open Forum  
   a. There were no residents present.

5. Review of Financial Results  
      i. No issues were raised.  
      i. There has been a significant unfavorable variance (more than $2,000 per month) throughout the year in the residential trash service account. The variance traces to the omission in the 2016 budget of an allowance for residential trash collection at the Main Street condominiums. This service is provided and billed under a contract separate from that covering all other residential trash collection in Cameron Station. The 2017 budget reflects the appropriate increase in this line item to ensure it remains balanced throughout the year.  
      ii. A concern was raised by the committee about the $26,000 spent on the walkway improvements in the main gazebo circle.

6. Old Business  
   a. 2017 Budget Update  
      i. A review of the most recent 2017 budget draft showed that there would be a 0.6% increase overall from 2016 assessment rates, largely due to an increase in trash disposal costs and some elements of the updated reserve study. The FAC is assisting management and the Board in efforts to reduce that even further, to about 0.3%.  
      ii. Further in regard to the 2017 budget, the Committee encourages the Community Manager to review the development of the “spread
report.” Acknowledging the impossibility of perfection in predicting the actual incidence of expenses by month, FAC members will be happy to assist in identifying at least a few line items where the allocation might be improved.

iii. The Committee again discussed the City of Alexandria’s proposed “Complete Streets” program. If the concept is endorsed for implementation by the Community, the FAC strongly encourages efforts to coordinate implementation with Cameron Station’s milling/overlay of our private streets. The committee encourages Mike to continue working with the city to see if this will be feasible.

7. New Business
   a. FAC Vacancy
      i. Due to the demands of a new job, Kyle Bateman has submitted his resignation from the FAC. The resulting vacancy has been advertised in the Cameron Station weekly e-mail blast.
   b. Additional 2016 Meetings
      i. The FAC will meet on November 17, 2016.
      ii. A discussion was had regarding the annual “social gathering” in lieu of a December business meeting. It was requested to provide any ideas or recommendations to Jeff so they can be approved by the committee and submitted for approval, specifically in regard to the financial support that the Board will provide.

8. Adjournment
   a. The meeting was adjourned at 7:51 pm.